

The Salisbury Planning Board held its regular meeting on Tuesday, March 23, 2004, in the City Council Chamber of the Salisbury City Hall at 4:00 p.m. with the following being present and absent:

PRESENT: Len Clark, Lou Manning, Ken Mowery, Brian Miller, Rodney Queen, Sean Reid, Sandy Reitz, Jeff Smith, Jerry Wilkes, Eldridge Williams

ABSENT: Mitzi Clement, Chairman Fred Dula

STAFF: Dan Mikkelson, Harold Poole, David Phillips, Diana Moghrabi

The meeting was called to order by **Vice Chairman Sean Reid**. The minutes of March 9, 2004 were approved as published.

COMMITTEE REPORTS

- (a) Committee 2 (B. Miller, ch.) **Rodney Queen** spoke for the committee on B-RT uses that could go to B-CS, which was initiated by Z-5-04. Diane Dillon of the Historic Salisbury Foundation attended this committee meeting, and was a strong supporter in trying to make concessions and changes in order to initiate activity in the building. The committee made efforts to keep alcohol out of the picture and to retain the 2,000 square footage restrictions, which have been established for B-CS. This recommendation for a text amendment is in the committee report. This item will be put on City Council's agenda for April 6. **Eldridge Williams** asked for clarification about whether coin-operated machine establishments would be a concern for the high school and how many people would assemble in the area. The 2,000 square footage limit protects the area from having too many people congregating. **Sandy Reitz** added that the Fire Marshal would also prevent too many people from congregating at one time. **Brian Miller** understood that in relation to the Z-5-04 property, the interior walls are 18 inches thick and are supporting so they cannot be removed. **Bryce Beard** addressed the fact that the tenant moving into the property is professional and will enforce rules to those visiting their establishment. It is their goal for this business to be an asset to the neighborhood. **Ken Mowery** asked if any questions were raised regarding the other 14 districts subject to these additional uses. **Harold Poole** said the committee did address the issue and no problems were found. **Rodney Queen** made the motion to approve the committee's recommendation of adding some B-RT uses to B-CS in the form of a text amendment. **Lou Manning** seconded the motion, with all members voting AYE.
- (b) Downtown Salisbury Committee (B. Miller, ch.) **Brian Miller** said the committee had met on March 19 and were on a schedule to meet successive Fridays as they study changing some of the downtown zoning from B-6 to B-5. Primarily B-6 currently requires a 35 foot set-back, so if redevelopment were to occur or damage to an existing property, development cannot occur less than 35 feet from the street right-of-way. The renovation to the Police Station prompted this study. Liberty St. North to the railroad tracks and roughly one block east or west of Main Street is the area of study. The committee hopes to have a recommendation and to set a Courtesy Hearing (first meeting

in May) at the next Planning Board meeting. The committee will meet Friday, March 25, at 9:00 a.m. at Richard's Barbeque for a walking tour.

ELECTION OF OFFICERS

Vice Chairman Reid called for nominations for Chairman from the floor. There were none.

Each candidate for Board Chairman had an opportunity to speak for three minutes to the members. First to speak was **Rodney Queen**. He expressed a great deal of pride in the Planning Board and a commitment to it. He has attended every Planning Board meeting and committee meetings for the past three years; he has even attended meetings when he was not a member. Some of his activities include special trips to regional workshops and even to North Georgia to see a midget racing facility.

Jeff Smith also spoke of his strong commitment to the board. He was reappointed to the Planning Board last year. He has a vision of working together, of improving leadership, and accomplishing goals. He sees too much "reaction" to individual zoning cases and would like to see more "visioning." Mr. Smith gave examples of visioning as:

- East Innes overlay
- Downtown Historic District
- US-70 corridor study

There is an opportunity for more visioning or planning through the new Land Development Ordinance; he is a member of that rewrite committee.

Sean Reid thanked the candidates - noting that the Planning Board is going to be in good hands, and that both candidates were very capable of fulfilling the role of chairman.

When the vote was called Sean Reid, Rodney Queen, Jerry Wilkes, Eldridge Williams, and Len Clark voted in favor of **Rodney Queen**. Sandy Reitz, Brian Miller, Jeff Smith, Ken Mowery and Lou Manning voted for **Jeff Smith**. Vice Chairman Reid asked if anyone wished to change their vote. Because it was a tie, both candidates were sent out of the room while members had a debate on how to handle the tie and the fact that both were equally qualified. The Rules of Procedure were requested. This type of situation is not addressed in the Rules of Procedure. Items discussed:

- The possibility of two chairmen/either alternating meetings or every six months.
- Pull a name out of the hat.
- Page Chairman Dula for a vote / or Mitzi Clement.
- The nominees for vice chair withdrew their names.
- Rodney Queen would be good to preside over zoning on the second Tuesday, and Jeff Smith would preside over planning issues on the fourth Tuesday meeting.
- Each candidate would serve as vice chair for meetings they did not chair.
- There will be a joint effort to select committees.
- Rodney has been excused often for conflicts of interest.

Vice Chairman Reid called for a vote on using dual chairs and the vote to accept this was unanimous. **Mr. Queen** would chair the second Tuesdays of the month and **Mr. Smith** will chair the fourth Tuesday of the month. Each will serve as vice chair when they are not the chair for that meeting. Committees will be selected by both **Mr. Queen** and **Mr. Smith**.

FUTURE COMMITTEE MEETINGS

Ethics Committee (S. Reitz, ch.) Rivers Lawther answered the call for a clarification on item 14. He said that the committee could “do what they wish.” The term “pecuniary” interest was defined as “financial” interest. The committee members will address and finalize this topic after today’s board meeting.

Downtown Salisbury Committee (B. Miller, ch.) The committee will meet Friday, March 25, at 9:00 at Richard’s Barbeque for a walking tour.

OTHER BUSINESS

New Planning Board members will be Albert Stout, Jr., Valerie Stewart, and Dr. James Johnson. Reappointed members are Lou Manning, Brian Miller, and Rodney Queen. One final appointment will be made at the April 6 City Council meeting.

Planning Board orientation will be conducted by Harold Poole. Mr. Poole announced that April 9 is the 40th anniversary of the current ordinance, which is presently being rewritten.

Ken Mowery, Sean Reid, and Eldridge Williams will all be leaving the Planning Board and bid their fond farewells.

The next Planning Board meeting will be April 13, 2004.

There being no further business to come before the Board, the meeting was adjourned.

Co-Chairman

Co-Chairman

Secretary

